



Highlands Council Meeting

Thursday, July 18, 2013



Highlands Council Website: Interactive Mapping & Plan Conformance Materials

**Highlands Council Meeting
July 18, 2013**



Key information available via Highlands Council website 24/7

- Interactive Mapping to:
 - View Planning Area/Preservation Area boundaries
 - Identify Highlands resources by parcel/lot(s)
 - Estimate Highlands Development Credit (HDC) allocation
 - Downloads of geospatial files (GIS data)
- Plan Conformance tracking information
- Plan Conformance Petition materials



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Q&A posted regarding Fiscal Analysis of Potential Municipal TDR Receiving Zones RFP - (7/3/2013) The Highlands Council has posted responses to questions received regarding the Fiscal Analysis of Potential Municipal TDR Receiving Zones RFP. Both the RFP and the Q&A are available here... ([read](#))

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Agenda posted for Highlands Council June 20 Meeting - (6/14/13) An agenda has been posted for the June 20, 2013 Highlands Council meeting. Additional materials related to this meeting will be posted as they become available. ([read](#))

Interactive Mapping Tools & Info

Plan Conformance Tracking Information



- Highlands Regional Master Plan
- Highlands Interactive Map
- Consistency Review Application
- HDC Estimator Tool
- GIS Data Downloads
- Calendar
- Useful Links

Plan Conformance Petition Materials (quickest route)

Quick Reference

- Regional Master Plan (pdf)
- Plan Conformance Documents by County and Municipality
- Highlands Council Fact Sheet (pdf)
- 2013 Highlands Council and HDC Bank Board Meeting Schedule
- 2010 Land Preservation Report (pdf)
- 2012 Annual Report (pdf)



Interactive Mapping Tour



New Jersey Highlands Council

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News & Public Notices

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Request for Proposals: Fiscal Analysis of Potential Municipal TDR Receiving Zones - (6/11/13) The Highlands Council is soliciting proposals to develop a method of fiscal analysis that provides a municipality with an understanding of the fiscal and local economic impacts of being a potential TDR receiving zone, a potential Highlands Center Designation, and/or a potential Highlands Redevelopment Area. Proposals should be received no later than 3:00 p.m. on Friday, July 12, 2013. Complete details are available

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Plan Conformance Petition & Tracking Information



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Municipalities and Counties with no links have not submitted Petitions

[Home](#) > [Plan Conformance](#) > [Municipal & County Plan Conformance Submittals](#)

Municipal & County Plan Conformance Submittals

Follow the links below to view information and documents related to Regional Master Plans for a particular municipality or county. Municipalities or counties that are not linked currently have no plan conformance materials available.

Bergen County

Bergen County	Mahwah	Oakland
-------------------------------	------------------------	-------------------------

Hunterdon County

Hunterdon County	Alexandria	Bethlehem	Bloomsbury
Califon	Clinton Town	Clinton Township	Glen Gardner
Hampton	High Bridge	Holland	Lebanon Borough
Lebanon Township	Milford	Tewksbury	Union Township

Morris County

Morris County	Boonton Town	Boonton Township	Butler	Chester Borough	Chester Township
Denville	Dover	Hanover Township	Harding	Jefferson	Kinnelon
Mendham Borough	Mendham Township	Mine Hill	Montville	Morris Plains	Morris Township



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High Bridge Borough

High Bridge Borough in Hunterdon County has 1,555 acres in the Planning Area of the Highlands Region (where conformance is entirely voluntary). The municipality submitted a Petition for Plan Conformance that was approved by the Highlands Council on January 20, 2011. This page contains links to documents related to the Borough's conformance with the Highlands Regional Master Plan.

Note: For faster downloads, right-click on a file and select "Save Target As..." to save it to your computer.

Conformance Documents Adopted by the Municipality

This section contains documents adopted by High Bridge to effectuate the Borough's conformance with the Highlands Regional Master Plan.

- [Highlands Planning Area Petition Ordinance](#) (746 KB pdf)
- [Highlands Environmental Resource Inventory](#) (4.8 MB pdf)
- [Highlands Master Plan Reexamination Report](#) (23.2 MB pdf)
- [Highlands Master Plan Element](#) (6.78 MB pdf)
- [Highlands Area Land Use Ordinance](#) (8.3 MB pdf)
- [Sustainable Economic Development Plan](#) (4.2 MB pdf)
- [Land Use Plan Element](#) (10 MB pdf)

Locally adopted
documents
(implementation)

Petition for Plan Conformance

High Bridge Borough's Petition for Plan Conformance was unanimously approved by the Highlands Council on January 20, 2011.

Council Approved Documents

- All documents listed below as one compressed file: [Petition Documents Approved by Highlands Council](#) (65 MB zip)
- Individual files:
 - [Highlands Council Resolution 2011-2 Approval of High Bridge Borough's Petition for Plan Conformance](#) (458 KB pdf)
 - [Highlands Final Consistency Review and Recommendations Report](#) (277 KB pdf) (posted 3/9/11)
 - [Highlands Implementation Plan and Schedule](#) (170 KB pdf)
 - [Highlands Municipal Build-Out Report](#) (2.29 MB pdf)
 - [Adopted Housing Element and Fair Share Plan](#) (4.13 MB pdf)
 - [Highlands Environmental Resource Inventory](#) (27 MB pdf)
 - [Highlands Master Plan Element](#) (26 MB pdf)
 - [Highlands Area Land Use Ordinance](#) (623 KB pdf)
 - [Highlands Area Land Use Ordinance Exhibits](#) (6.09 MB pdf)

Materials from Public Hearing

- [Meeting Agenda](#)
- [High Bridge Presentation](#) (pdf)

Approved Petition
Documents

Older draft
versions
further
down on
page





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Plan Conformance

This page provides detailed information and links regarding the process of municipal and county conformance to the Regional Master Plan. Use the following links for easy access to specific topics:

1. [Municipal Notices of Intent to Conform](#)
2. [Plan Conformance Status](#)
3. [Plan Conformance Petition Process](#)
4. [Highlands Municipal Build-Out Reports](#)
5. [Municipal and County Plan Conformance Tracking](#)
6. [Plan Conformance Guidelines](#)
7. [Municipal Plan Conformance Administrative Documents](#)
8. [Municipal Instructions for Plan Conformance](#)
9. [County Instructions for Plan Conformance](#)
10. [RMP Updates & Map Adjustments](#)
11. [Highlands Center Designation](#)
12. [Municipal & County Plan Conformance Submittals](#)
13. [Municipal Plan Conformance Implementation Documents](#)
14. [Wastewater Management Plans for Highlands Municipalities](#)
15. [Highlands Area Delegated Exemption Certification Program](#)
16. [Plan Conformance Staff Liaisons](#)

1. [Municipal Notices of Intent to Conform](#)

The map below shows the areas for which a municipality has submitted a Notice of Intent to Petition for Plan Conformance within the Highlands Region.



after they are posted on the Council web site. Please make an appointment for review of materials to allow staff to prepare and arrange a room for materials to be reviewed. Prior to that time, the Highlands Council considers all petition materials to be preliminary, and requests for such petition materials such be made to the petitioning county or municipality.

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5. **Municipal and County Plan Conformance Tracking**

Highlands Council Plan Conformance Tracking Sheets support a transparent process that provides interested parties with ready access to information about the status of all Petitions for Plan Conformance as well as progress toward Plan Conformance Implementation.

The **Plan Conformance Petition Tracking Sheet** provides an overview of the entire process of Plan Conformance from the date a Petition is received by the Highlands Council through the date of final action by the Highlands Council, and public notice of decision.

- [Plan Conformance Petition Tracking Sheet](#) (pdf)

The **Plan Conformance Implementation Tracking Sheet** tracks progress once a Petition for Plan Conformance is approved by the Highlands Council. The document indicates dates when key elements of the implementation process, such as the adoption of the Highlands Master Plan Element or Highlands Land Use Ordinance, are completed in each municipality. Please note: this tracking sheet currently does not include all implementation steps, but will be expanded as required as municipalities progress through the process.

- [Plan Conformance Implementation Tracking Sheet](#) (pdf)

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6. **Plan Conformance Guidelines**

These guidelines were adopted by the Highlands Council in 2008 following opportunity for public comment. The guidelines provide an overview of procedures for municipal and county development of documents to be submitted in Petitions for Plan Conformance with the Regional Master Plan. Detailed instructions under the Plan Conformance Grant Program are provided in sections below for each module (for municipalities) or tasks (for counties).

- [Highlands Plan Conformance Guidelines](#)

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7. **Municipal Plan Conformance Administrative Documents**

- [Correspondence: Letter to municipalities](#) (Sept. 9, 2008)
- [Correspondence: Letter to municipalities](#) (Sept. 23, 2008)
- [Correspondence: Letter to municipalities](#) (Oct. 7, 2008)
 - [Sample resolution for Notice of Intent](#) (Word document)
 - [Sample language for inclusion in resolutions and reports](#) (Word document)
 - [Notice of Intent timeline](#) (pdf)
- [Correspondence: Highlands/COAH Letter Regarding Executive Order 114](#) (Oct. 31, 2008)
 - [Highlands/COAH Memorandum of Understanding](#) (pdf)
 - [Sample resolution for Notice of Intent](#) (Word document)
 - [Sample resolution for COAH emergency finding document](#)



Summary

- Interactive mapping tools provide detailed data anytime, anywhere to anyone for a variety of uses.
- Resource mapping informs/shapes Plan Conformance Petition materials.
- Plan Conformance Petition materials available anytime, anywhere to anyone.



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